

Mitsui Fudosan Co., Ltd.

December 29, 2005

**Re: Mitsui Fudosan Co., Ltd. (the “Company”)
JPY80,000,000,000 Zero Coupon Convertible Bonds due 2010 (the “Bonds”)
(ISIN: XS0151456174 Common Code: 15145617)**

Notice has been given to holders of the Bonds in accordance with the Terms and Conditions of the Bonds, as follows:

**“NOTICE TO THE HOLDERS OF
Mitsui Fudosan Co., Ltd. (the “Company”)
JPY80,000,000,000 Zero Coupon Convertible Bonds due 2010 (the “Bonds”)
(ISIN: XS0151456174 Common Code: 15145617)**

Notice is hereby given to the holders of Bonds (the “Bondholders”), that the Company is exercising its right to redeem all of the Bonds outstanding on the Redemption Date referred to below, pursuant to Condition 6.2 of the Terms and Conditions of the Bonds. The details of the redemption, as well as certain other matters required to be notified to Bondholders under Condition 6.8 of the Terms and Conditions of the Bonds, are set out below:

The date on which Bonds will be redeemed (the “Redemption Date”):	2 February 2006
The last date on which the Conversion Right may be exercised:	30 January 2006
Redemption price:	100%
Current Conversion Price:	JPY1,425
Closing price of the Shares as of 13 December 2005:	JPY2,080
Aggregate principal amount of the Bonds outstanding as of 12 December 2005:	JPY80,000,000,000

Terms used but not defined herein have the meanings set out in the Terms and Conditions of the Bonds.

By: JPMorgan Chase Bank, N.A.
as Principal Paying Agent

Dated: 29 December 2005”